013.0	0003	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,248,600	/	1,248,600
USE VALUE:	1,248,600	/	1,248,600
ASSESSED:	1,248,600	/	1,248,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15	15A	WHITE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TZENG YUEH-CHUAN
Owner 2:	
Owner 3:	
Street 1:	15 WHITE ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STRAND LOREN M/ETAL -
Owner 2:	SZABO RENEE S -
Street 1:	15 WHITE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 3413 Square Feet, with 2 Units, 3 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4938.000	789,400	4,700	454,500	1,248,600
Total Card	0.113	789,400	4,700	454,500	1,248,600
Total Parcel	0.113	789,400	4,700	454,500	1,248,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.84 /Parcel: 365.84

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	10179
GIS Ref	
GIS Ref	
Insp Date	07/30/20

!1260!

PREVIOUS ASSESSMENT

Parcel ID: 013.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	789,400	4700	4,938.	454,500	1,248,600		Year end	12/23/2021
2021	104	FV	754,500	4700	4,938.	454,500	1,213,700		Year End Roll	12/10/2020
2020	104	FV	590,400	4700	4,938.	454,500	1,049,600	1,049,600	Year End Roll	12/18/2019
2019	104	FV	402,200	4700	4,938.	482,900	889,800	889,800	Year End Roll	1/3/2019
2018	104	FV	402,200	4700	4,938.	352,200	759,100	759,100	Year End Roll	12/20/2017
2017	104	FV	377,400	4700	4,938.	306,800	688,900	688,900	Year End Roll	1/3/2017
2016	104	FV	354,800	4700	4,938.	261,300	620,800	620,800	Year End	1/4/2016
2015	104	FV	316,400	4700	4,938.	255,700	576,800	576,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:45:52

LAST REV

Date	Time
03/22/21	15:10:02
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1260

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STRAND LOREN M/	71630-571	1	9/18/2018	Change>Sale	1,160,000	No	No		
SCANNELL HELEN	24753-68		8/2/1994		226,400	No	No		Y

USER DEFINED

Prior Id # 1:	10179
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/25/2021	206	Insulate	22,000	C				
10/30/2019	1751	Heat App	8,000	C				
8/2/2019	1173	Dormers	177,000	O				
11/13/2015	1760	Siding	41,340					

ACTIVITY INFORMATION

Date	Result	By	Name
7/30/2020	Measured	DGM	D Mann
5/1/2020	Mail Update	JO	Jenny O
10/3/2016	Measured	DGM	D Mann
10/3/2016	Permit Visit	DGM	D Mann
5/11/2009	Measured	372	PATRIOT
4/4/2000	Inspected	264	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	163	PATRIOT
8/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4938		Sq. Ft.	Site		0	80.	1.15	1									454,513						454,500	

Total AC/HA:	0.11336	Total SF/SM:	4938	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 454,513	Spl Credit	Total: 454,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.95764720
Const Adj.:	1.07800233
Adj $ / SQ:	185.822
Other Features:	170000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	884960
Depreciation:	95576
Depreciated Total:	789384

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

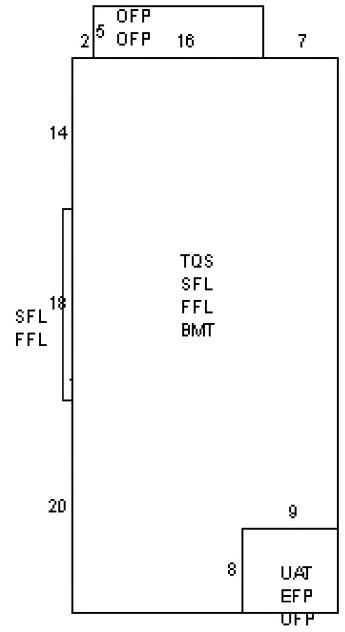
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	185.82
Special Features:	0	Val/Su Net:	159.06
Final Total:	789400	Val/Su SzAd	231.29

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,246	185.820	231,535
SFL	Second Floor	1,246	185.820	231,535
BMT	Basement	1,228	55.750	68,457
TQS	3/4 Story	921	185.820	171,142
OFP	Open Porch	232	25.450	5,905
EFP	Enclos Porch	72	70.110	5,048
UAT	Upper Attic	18	74.330	1,338
	Net Sketched Area:	4,963	Total:	714,960
Size Ad	3413	Gross Area	5324	FinArea 3413

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1927	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700

IMAGE

AssessPro Patriot Properties, Inc